

III. EVALUATION

This section analyzes the City's accomplishments during the 1991-1999 housing element cycle. This is done by evaluating the previous housing element, the City's success in meeting its goals, City progress towards meeting its Coastal Zone requirements, and fulfillment of the fair share housing goals. The evaluation is used to formulate goals and programs to be included in the 1999-2004 housing element.

Evaluation of Previous Housing Element

The 1991-1996 Chula Vista Housing Element contained a series of goals related to new construction, rehabilitation, preservation, and housing assistance. The following section reviews progress in implementing each of these action items.

Effectiveness and Progress

During the 1991-1999 planning period, Chula Vista has consistently provided a variety of new housing opportunities, both single and multiple family, in seeking to achieve a "balanced community." The City has approved several large master planned residential communities, each offering a wide range of residential densities, commercial services/employment, industrial employment, and recreational opportunities in a coordinated living environment. In order to ensure economic integration of neighborhoods, the City's Affordable Housing Policy requires these and other residential developments over 50 units to provide a minimum of ten percent of the units to low- and moderate-income households.

Two sets of goals were set forth in the 1991-1996 Chula Vista Housing Element, both of which were generated by SANDAG. The first as shown in Table 25 below is the SANDAG allocation of "Fair Share" of affordable housing needed. These were the goals used to determine if a jurisdiction is eligible to self-certify its 1999 Housing Element Update. Chula Vista had a Fair Share goal of 1,058 additional affordable housing opportunities and actually created 1,796. A listing of those 1,796 affordable housing opportunities created is provided in Appendix A to this document. Therefore, Chula Vista is eligible to self-certify its 1999 - 2004 Housing Element.

TABLE 1: CHULA VISTA 1991-1999 FAIR SHARE AFFORDABLE HOUSING GOALS AND PERFORMANCE

1999 Housing Element Affordable Housing Fair Share Goals	1991-1999 Affordable Housing Performance Totals
1,058	1,796

The second set of goals related to Regional Share of new home construction needs for all income groups. These goals are set forth in Table 26 below.

**TABLE 2: REGIONAL SHARE COMPARED TO ACTUAL UNIT CONSTRUCTION
1991-1999**

Description	Very Low-Income	Low-Income	Moderate-Income	Above Moderate	Total Units
Regional Share	1,232	628	131	335	2,326
Units Built	133	261	1,013	4,803	6,210

This table shows that the City made progress towards providing its overall fair share of new construction, but fell short in the very low- and low-income categories. However, this is partially mitigated by the significant number of low- and very low-housing opportunities created through rental assistance. This indicates that in the 1999-2004 housing element cycle, the City should seek additional ways to work cooperatively with for-profit and non-profit corporations to meet the new housing needs of lower-income households.

Specific Progress Related to Housing Objectives

The following evaluates housing performance by the specific objectives set forth in the 1991-1996 Housing Element.

OBJECTIVE 1

Achievement of a balanced residential community through integration of low- and moderate-income housing throughout the City, and the adequate dispersal of such housing to preclude establishment of specific low-income enclaves.

Implementing Actions

- A. The Affordable Housing Program (AHP) requires a minimum of ten percent of each housing development of 50 or more units to be affordable to low- and moderate-income households, with at least one half of those units (five percent of project total units) being designated for low-income households.

Responsible Agencies: Planning, Community Development Department, and Housing Advisory Committee.

Quantified Objective: 437 newly constructed low-income units.

Cumulative Results: 53 low-income units and 111 moderate-income units were constructed under the Affordable Housing Program. No in-lieu fees were collected.

TABLE 3: AFFORDABLE HOUSING POLICY

Projects	Low Income		Moderate Income	
	Goal	Achieved	Goal	Achieved
Goal	437	0	0	0
Cordova	0	40	0	0
Sanibelle	0	0	0	72
Cabo	0	13	0	39
Total	437	53	0	111

Production of housing under this objective is directly the result of new home (market rate) construction. The objective set in 1991 of 437 assumed a level of market rate housing construction that did not materialize.

OBJECTIVE 2

The provision of adequate rental housing opportunities and assistance to households with low and very low incomes, including those with special needs such as the elderly, handicapped, single-parent households, and large families.

Implementing Actions

- A. Facilitate the Use of Federal Funding as Available.
- B. Facilitate the Use of State Funding as Available.
- C. Assist Non-profit Community Development Corporations.
- D. Encourage and Support Federally Assisted Housing Projects
- E. Support a Shared Housing Program
- F. Assist the County Housing Authority to Produce a Minimum of 80 Public Housing Units
- G. Encourage Use of the Density Bonus Program.
- H. Investigate Need for Single-Room Occupancy Hotels.

Responsible Agencies: Planning Department, Community Development Department, and City Attorney.

Quantified Objectives and Cumulative Results:

TABLE 4: NEW RENTAL HOUSING OPPORTUNITIES

Description	Objectives	Units Achieved	Difference
<i>New Construction - Objective 2</i>			
Public Housing	80	38	(42)
Senior Housing	75	75	0
Non-Profit Housing	69	18	(51)
Density Bonus	63	3	(60)
Senior Density Bonus	50	0	(50)
Relocation Housing	100	28	(72)
Subtotal	437	162	(275)
<i>Rental Assistance - Objective 2</i>			
New Section 8 (Certificates & Vouchers)	200	693	493
Shared Housing Program	300	243	(57)
Subtotal	500	936	436
Total	937	1,098	161

From 1991-1999, the City continued to work cooperatively with non-profit corporations and other governmental agencies to leverage resources to create rental housing opportunities, and in many cases housing for large families. The funding sources for new construction included tax credits and HOME. Working with the County Housing Authority and the Article 34 referendum authority (granted by voters in 1978), 38 family-sized public housing units were built. Section 8 rental assistance created the most affordable housing opportunities during this period.

The City also assisted non-profit corporations such as South Bay Community Services (SBCS) with grants for capacity building as well as gap financing. Community Development Block Grant (CDBG) funds were also used for shared housing services provided by the Lutheran Social Services.

Three additional rental housing projects are underway and will be completed during the 1999-2004 housing element cycle.

OBJECTIVE 3

The broadening of available housing types and the increase of home ownership opportunities for low- and moderate-income households.

Implementing Actions

- A. Expand Home Ownership Opportunities through the Affordable Housing Program
- B. Distribute General Marketing and Home-Loan Information to the Public
- C. Institute First-Time Home Buyer Loan Programs
- D. Implement Community Reinvestment Home Loan Programs
- E. Explore Equity Share or Deferred Loan Programs
- F. Explore Participation in Sweat-Equity Projects
- G. Inform Seniors of the Reverse Annuity Mortgage Program
- H. Investigate Feasibility of Applying for Mortgage Credit Certificates
- I. Pursue Additional Tax-Exempt Single Family Mortgage Revenue Bonds
- J. Encourage Educational Programs for Homeowners

Responsible Agencies: Community Development

Quantified Objective: There were no quantified objectives.

Cumulative Results:

The City was successful in its application for an allocation of Mortgage Credit Certificates (MCC) and initiated the MCC program in September 1991 and issued the first certificate in December 1991. During the planning period, the City has issued 206 MCCs, with approximately 45 percent for low-income households.

A sweat-equity approach was achieved through the City's financial participation in a Habitat for Humanity project in Chula Vista. The City provided funds for rehabilitation costs.

Working with a private developer, the City explored the need for Single Room Occupancy hotels and discovered a limited market and no continuing interest by the for-profit or non-profit community to build. This experience also reconfirmed the priority needed for family housing, especially large families.

The City did not implement any specific homeowner education program or information distribution on the Reverse Annuity Mortgage. These programs, although generally good ideas, never rose high enough on the priority list and if implemented would not have resulted in new housing opportunities.

OBJECTIVE 4

Preservation of mobilehome park living as a source of affordable housing.

Implementing Actions

- A. Continue to provide grants to low-income families to rehabilitate their mobile homes through the Mobile Home Rehabilitation Grant Program (Trailer/Mobilehome CHIP Program).
- B. Explore upgrading trailer parks to allow conversion to exclusive mobilehome park zones.
- C. Monitor and enforce the City's Rent Arbitration Ordinance to protect the rights of mobilehome residents in preserving this affordable housing alternative. To provide financial assistance to low-income residents requesting arbitration through the Rent Arbitration Assistance Fund.
- D. Monitor and enforce the City's Mobilehome/Trailer Park Conversion Ordinance to protect the rights of mobilehome residents.
- E. Assist mobilehome park residents to purchase their parks and convert to resident ownership by operating the City's Mobilehome Assistance Program and assisting with the application for other funding sources such as the State Mobilehome Assistance Program.
- F. Promote participation by referring eligible residents to the San Diego County Mobilehome Rent Assistance Program.
- G. Identify new programs in cooperation with the Western Mobilehome Park Owners Association to preserve the affordability of mobilehome park residency.

Responsible Agencies: Community Development Department, City Attorney, Planning Department, Building and Housing Department, and Mobilehome Issues Committee

Quantified Objective: There were no quantified objectives.

Cumulative Results:

The City provided rehabilitation assistance to 287 low-income single-family and mobilehome owners.

The City revised the rent arbitration ordinance to simplify the process, eliminate the fee and generally make it more user friendly. Implementing the ordinance is on-going and two to three cases of contested rent increases are heard each year.

The Mobilehome/Trailer Park Conversion Ordinance has been triggered only once since 1991. The Twin Palms Mobile Home Park requested conversion. After hearings and analysis, closure of the Park was approved by the City Council.

OBJECTIVE 5

The systematic renewal, rehabilitation, conservation, and improvement of the residential neighborhoods of the Chula Vista Planning Area.

Implementing Actions

- A. Preserve At-Risk Affordable Housing Units
- B. Implement a Pro-active Neighborhood Improvement Program.
- C. Implement the Multi-Family Housing Inspection Program
- D. Removal of Dilapidated Structures
- E.. Implement Rehabilitation Programs
- F. Implement the Neighborhood Revitalization Program (NRP)
- G. Continue to Regulate Condominium and Stock Cooperative Conversions To Protect Existing Residents
- H. Encourage Educational Programs for Homeowners

Responsible Agencies: Community Development Department and Planning and Building Department.

Quantified Objectives and Cumulative Results:

TABLE 5: HOUSING REHABILITATION

Description	Objectives	Units Achieved	Difference
Rehabilitation & Conservation Objective 5			
At-Risk Units	528	300	(228)
Single Family & Mobilehome Rehabilitation	200	213	13
Rental Rehabilitation	65	-0-	(65)
Total	793	513	(280)

From 1990 to 1993 the City's Neighborhood Revitalization Program was implemented in the Otay neighborhood of Castle Park. CDBG funds were used to improve and enhance the area through various community design elements, upgrading infrastructure, and rehabilitation of homes.

There were no proposals to convert apartments to condominiums or cooperatives.

The City's Multi-family Housing Inspection program continues to be implemented. All multi-family housing in the City is inspected approximately every three years for conformance to minimum housing standards as established by State Law. The program accounts for 554 properties that include over 15,400 dwelling units. An additional 26 hotel/motel properties with over 1,600 units are inspected as well.

OBJECTIVE 6

To provide housing assistance to individuals and families who are homeless and enable them to move back into permanent housing.

Implementing Actions

- A. Participate in a Regional Approach to Address Homelessness
- B. Facilitate Transitional Housing Programs
- C. Identify Non-profit Providers to Operate Emergency Shelter Programs
- D. Support Existing Services for the Homeless

Responsible Agencies: Community Development Department and Non-Profit Social Service Providers

Quantified Objectives: New construction or rehabilitation of 20 units of transitional housing for very low-income homeless persons.

Cumulative Results:

The City's Redevelopment Agency provided Redevelopment Low- and Moderate-Income Housing Set-aside Funds to assist South Bay Community Services (SBCS) to acquire various properties for transitional housing programs. Casa Nueva Vida is a short-term housing development program for 25 homeless families. Additionally, Redevelopment funds and HOME funds were also provided to SBCS for two units of transitional housing for persons fleeing from domestic violence.

The City has participated in regional approaches to addressing the needs of the homeless population. The City is represented on the San Diego County Regional Emergency and Shelter Program (FEMA) and the San Diego County Regional Continuum of Care Advisory Council. The City has provided financial assistance to the County of San Diego's Cold Weather Hotel/Motel Voucher Program since the implementation of the program in 1997.

OBJECTIVE 7

Ensure the successful implementation of housing policies and programs through effective coordination, monitoring, and evaluation.

Implementing Actions

- A. Review and Revise Affordable Housing Standards
- B. Implement an On-going Monitoring and Evaluation Program
- C. Establish an Affordable Housing Quality of Life Threshold Standard

Responsible Agencies: Community Development, Planning and Building Department, and Housing Advisory Committee

Quantified Objectives: N/A

Cumulative Results:

The City's Housing Advisory Committee continues to be involved with the implementation of housing policy through housing project review. The City Council becomes involved with the annual review of the Consolidated plan and periodic review of housing element implementation progress. Staff works with developers to implement the Affordable Housing Program, which is integral to the approval process of new developments with 50 or more units (ten percent of the units must be affordable).

OBJECTIVE 8

The elimination of racial, age, religious, sexual, and economic bias and discrimination in the housing provision, and to ensure fair lending practices.

Implementing Actions

- A. Continue Fair Housing Counseling Services and Referral Activities
- B. Conduct the Annual Fair Housing Assessment
- C. Require Developers of Housing Projects (20 units or more) to Submit Affirmative Fair Marketing Plans

Responsible Agencies: Community Development Department

Quantified Objectives: N/A

Cumulative Results:

The City helps fund the Fair Housing Council of San Diego. This organization responds to questions about landlord/tenant issues. In July 1995, Community Development Department staff and the Fair Housing Council of San Diego compiled data for the Assessment of Impediments to Fair Housing Choice in the City of Chula Vista report. Additionally, the City contracts with the Fair Housing Council of San Diego to provide a fair housing education and counseling program through the City's Community Development Block Grant (CDBG) Program.

The annual report for the 5-year Consolidated Plan includes information on fair housing and developers are required to submit affirmative marketing plans for their projects with more than 20 units.

OBJECTIVE 9

Reduction and/or removal to the greatest extent possible of identified constraints to the development, maintenance, and improvement of housing within the planning area.

Implementing Actions

- A. Expedite the Processing of Affordable Housing Projects
- B. Designate an Affordable Housing Ombudsman
- C. Establish specific procedures for evaluating requests for subsidies involving fees, land write downs, and other forms of City assistance.

- D. Encourage demonstration or experimental housing projects which reduce building costs and increase affordability
- E. Consider the impacts to affordable housing which may result from rezonings involved with the General Plan/Zoning Consistency Study.
- F. Continue to encourage the use of flexible development standards through the Planned Community (PC) Zone and Precise Plan (P) Modifying District, where such are clearly identified with increased availability of affordable housing.
- G. Designate staff and develop resources to assist developers in availing themselves of alternative and supplemental financial assistance.

Responsible Agencies: Community Development Department and Planning and Building Department

Quantified Objectives: N/A

Cumulative Results:

Chula Vista departments work cooperatively to expedite project review and approval. The City does not typically experience complaints about project processing delays.

The City's Housing Division staff work cooperatively with those developers providing affordable housing within the community. They review all affordable housing project proposals and provide technical assistance when required. Should financial assistance be requested, the Coordinator reviews such requests and presents recommendations to the City Council and/or Agency. Housing Division staff serves as City liaison for affordable housing projects and coordinates with other City departments to resolve any issues that may arise.

OBJECTIVE 10

To encourage the development of new housing, and the retrofitting of existing housing, with features to address environmental issues such as energy and water conservation and recycling.

Implementing Actions

- A. Encourage energy and water conservation features and recycling storage areas in new housing in conjunction with the City's existing policy for the "Conservation of Energy and Water" within the City of Chula Vista.
- B. Continue to encourage the weatherization programs for low-income households currently sponsored by the MAAC project.

- C. Continue to require the installation of dual-piping systems in new projects to accommodate the use of reclaimed water for landscaping and other applications as feasible.
- D. Continue to require the submission of a "water management plan" and "air quality improvement plan" for large development projects at the Sectional Planning Area (SPA) Plan stage or similar level of review.
- E. Title 24 Compliance Review - The Planning and Building Department will continue to perform residential Title 24 energy analysis as part of building plan check procedures.

Responsible Agency: Planning and Building Department, and Community Development Department

Quantified Objectives: N/A

Cumulative Results:

A consultant is currently employed by the City to develop a Water Conservation Plan. The City has also received an EPA Grant for \$80,000 to create a program to assist and promote energy conservation as well as CO₂ reduction.

Another consultant is exploring the feasibility of greywater recycling within homes for use in yards.

OBJECTIVE 11

To fully address specific housing issues as they affect our community and to enforce applicable laws and ordinances.

Implementing Actions

- A. The City will Encourage a Balance of Housing to Jobs
- B. Investigate the Need or Appropriateness of a Housing Linkage Fee
- C. Protect Coastal Zone Housing - Implement the Housing Demolition Rules and the Ten Percent Affordable Housing Requirement
- D. Provide Relocation Assistance as Required by Law

Responsible Agencies: Community Development Department and Planning and Building Department

Quantified Objectives: N/A

Cumulative Results:

As demonstrated in the section on needs, the City has substantial land zoned for employment growth and works with private developers to integrate employment opportunities within Master Planned Communities.

The City's Affordable Housing Program has effectively integrated low and moderate income homes into newly developing areas.

From 1991-1999, no homes within the coastal zone were demolished and therefore, there were no replacement requirements.

OBJECTIVE 12

To provide and maintain adequate public improvements, facilities, and services to support residential growth in a manner consistent with the Growth Management Element and Program.

Implementing Actions

- A. Five-Year Capital Improvement Program (CIP) - The City will continue to implement the on-going CIP program.
- B. Implement the 20-year Neighborhood Revitalization Program
- C. Continue to Require Public Facilities Financing Plans for All Master Planned Communities and Other Facility Financing Methods
- D. Continue Maintenance of Public Improvements and Facilities

Responsible Agencies: Engineering and Public Works Department, Planning and Building Department, and Community Development Department

Quantified Objectives: N/A

Cumulative Results:

The City continued to update and implement its Capital Improvement Program (CIP). The vast majority of the funds must be used on specific kinds of improvements. For example, Transnet or Gas Tax Funds must go to specified types of transportation improvements. The City's CIP also includes the expenditure of development impact fees generated in conjunction with the public facilities financing plans. To date, the CIP expenditures have effectively enabled the City to invest in the infrastructure needed to support housing growth.

EVALUATION OF PROGRESS TOWARDS MEETING COASTAL ZONE REQUIREMENT

Section 65588 of the California Government Code requires that, in housing element updates, coastal jurisdictions document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided. Section 65588 also requires that revisions of the housing element must include, for the coastal zone:

- A. Number of new units approved for construction after January 1, 1982.
- B. Number of units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it.
- C. Number of units occupied by low- and moderate-income households and authorized to be demolished or converted since January 1, 1982.
- D. Number of units for low- and moderate-income households required either within the coastal zone or within three miles in order to replace those being demolished or converted.

The coastal zone includes a portion of the Montgomery area that was annexed into the City in 1985. Information is not available for units either demolished or constructed in this area prior to 1985.

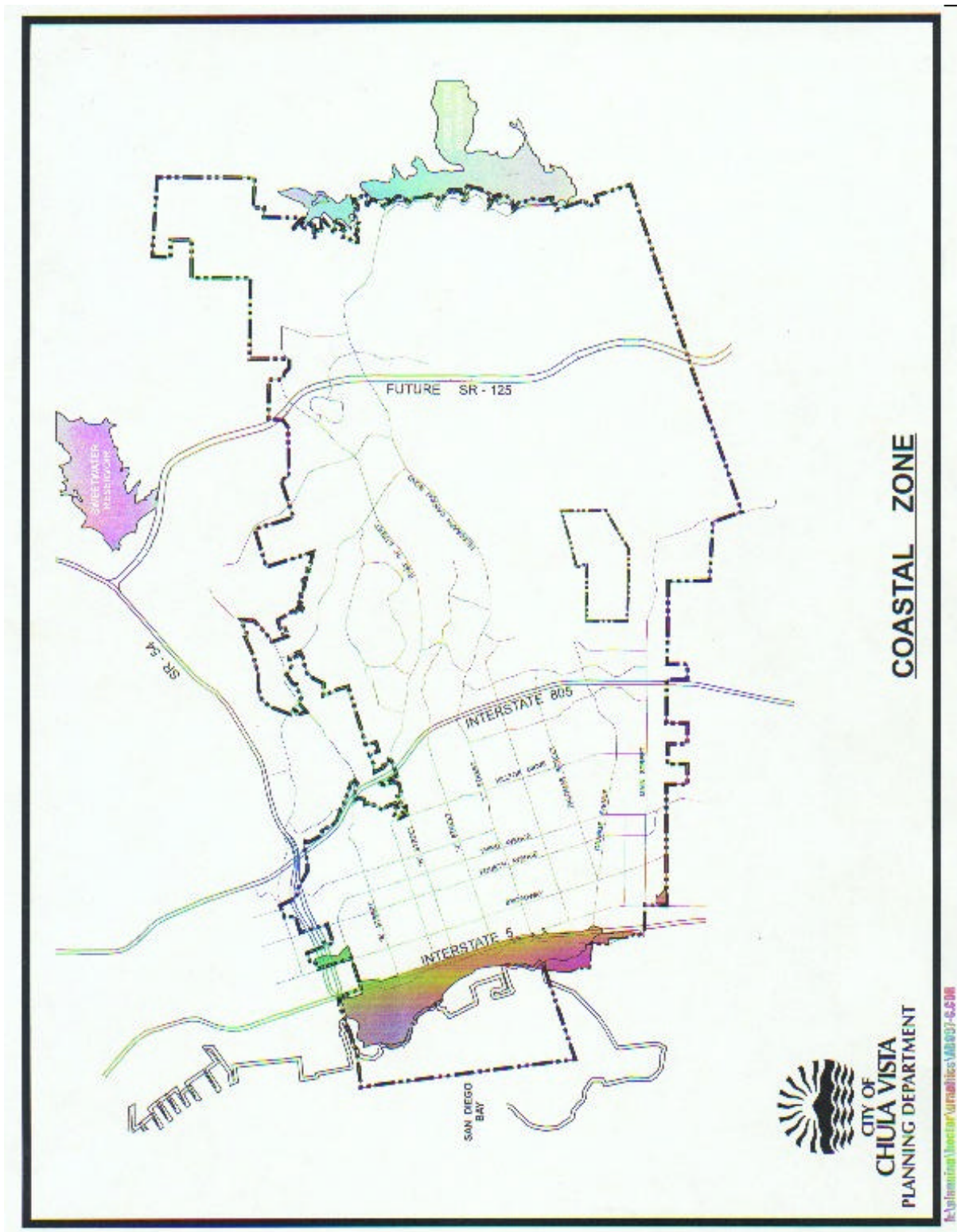
The following information was obtained from City records:

1982-1999

- A. New construction: 0 new units
- B. New low- and moderate-income housing: 0 approved
- C. Demolished/converted low- and moderate-income housing: 5
- D. Replacement low/moderate-income housing: 40

Figure 2 shows the Coastal Zone in Chula Vista.

FIGURE 1: COASTAL ZONE



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EVALUATION OF PROGRESS TOWARDS SELF-CERTIFICATION REQUIREMENTS

State Legislation (AB 1715) creates the opportunity for jurisdictions within the San Diego region to self-certify their updated Housing Element. The specific criteria listed below must be met in order to self-certify the Housing Element in 1999. Information documenting how the City of Chula Vista complied with each criterion is also included.

The Housing Element self-certification criteria as set forth in AB 1715 (Section 65585.1 of the Government Code) are:

Criterion 1: The jurisdiction's adopted Housing Element or amendment substantially complies with the provisions of this article, including addressing the needs of all income levels.

Chula Vista contracted with MacLeod Consulting Services who worked closely with City staff to update the City's Housing Element. This process will be complete when the Chula Vista City Council adopts the 1999-2004 Housing Element and passes a resolution self-certifying this updated Housing Element. The draft Housing Element addresses the needs of all income levels.

Criterion 2: For the third Housing Element revision pursuant to Section 65588, the jurisdiction met its fair share of the regional housing needs for the second Housing Element revision cycle, as determined by SANDAG.

Chula Vista complied with this criterion by creating 1,796 qualifying housing opportunities, which far exceeds the assigned fair share goal of 1,058.

Criterion 3: For subsequent housing element revisions, the jurisdiction has provided the maximum number of housing units/opportunities as determined pursuant to Section 65585.1(a) within the previous planning period.

Chula Vista will attempt to self-certify its housing element due in 2004. To do this, the City will need to provide an additional 1,029 affordable housing opportunities as follows: 278 extremely low-income, 329 very low-income, and 422 low-income housing opportunities.

Criterion 4: The City or County provides a statement regarding how its adopted Housing Element or amendment addresses the dispersion of lower-income housing within its jurisdiction, documenting that additional affordable housing opportunities will be developed in areas where concentrations of lower-income households do not exist, taking into account the availability of necessary public facilities and infrastructure.

It is a policy of the City of Chula Vista to ensure that lower-income housing opportunities are dispersed throughout the City. This commitment is also accomplished through the Affordable Housing Program which requires five percent of the units in projects with more than 50 units to be affordable to low-income households and five percent to moderate-income households.

Criterion 5: No local government actions or policies prevent the development of the identified sites or accommodation of the jurisdiction's share of the total regional housing need pursuant to Section 65584.

The 1999-2004 Housing Element specifically provides adequate sites, removes governmental constraints, and promotes equal housing opportunities.